

MINUTES OF COUNCIL REGULAR MEETING – OCTOBER 2, 2007

-1-

THE WEST VALLEY CITY COUNCIL MET IN REGULAR SESSION ON TUESDAY, OCTOBER 2, 2007, AT 6:38 P.M., IN THE COUNCIL CHAMBERS, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER BY MAYOR NORDFELT.

THE FOLLOWING MEMBERS WERE PRESENT:

Dennis J. Nordfelt
Russ Brooks
Carolynn Burt
Joel Coleman
Margaret K. Peterson (Left the meeting at 8:25 P.M., as noted)
Steve Vincent
Mike Winder

Wayne Pyle, City Manager
Sheri McKendrick, City Recorder

STAFF PRESENT:

Russell Willardson, Public Works Director
Joseph Moore, CED Director
John Evans, Fire Chief
Nicole Cottle, Acting City Attorney
Gary Dunn, Acting Finance Director
Gregg Cudworth, Acting Parks and Recreation Director
Craig Black, Acting Chief of Police
Brent Garlick, CED Department
Ralph Lee, CED Department
Aaron Crim, Administration
Jake Arslanian, Public Works Department

13450 **OPENING CEREMONY**

The Opening Ceremony was conducted by Margaret Peterson who read a quote regarding “change.”

13451 **APPROVAL OF MINUTES OF SPECIAL REGULAR MEETING HELD SEPTEMBER 18, 2007**

The Council read and considered the Minutes of the Special Regular Meeting held September 18, 2007. There were no changes, corrections or deletions.

MINUTES OF COUNCIL REGULAR MEETING – OCTOBER 2, 2007

-2-

After discussion, Councilmember Winder moved to approve the Minutes of the Special Regular Meeting held September 18, 2007, as written. Councilmember Brooks seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Mr. Brooks	Yes
Mr. Coleman	Yes
Ms. Burt	Yes
Ms. Peterson	Yes
Mr. Winder	Yes
Mayor Nordfelt	Yes

Unanimous.

13452 APPROVAL OF MINUTES OF REGULAR MEETING HELD SEPTEMBER 18, 2007

The Council read and considered the Minutes of the Regular Meeting held September 18, 2007. There were no changes, corrections or deletions.

After discussion, Councilmember Winder moved to approve the Minutes of the Regular Meeting held September 18, 2007, as written. Councilmember Brooks seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Mr. Brooks	Yes
Mr. Coleman	Yes
Ms. Burt	Yes
Ms. Peterson	Yes
Mr. Winder	Yes
Mayor Nordfelt	Yes

Unanimous.

13453 PROCLAMATION DECLARING OCTOBER 10, 2007, AS “NATIONAL DAY OF THE REPUBLIC OF CHINA” IN WEST VALLEY CITY

Councilmember Winder read a Proclamation declaring October 10, 2007, as “National Day of the Republic of China” in West Valley City.

MINUTES OF COUNCIL REGULAR MEETING – OCTOBER 2, 2007

-3-

13454 COMMENT PERIOD

Upon inquiry by Mayor Nordfelt, there was no one who desired to address the City Council during the Comment Period.

Mayor Nordfelt advised that prior to the meeting Floyd Lee, citizen, had submitted copies of a petition directed to members of the Council and to be forwarded for action to the City Manager.

13455 PUBLIC HEARING, APPLICATION NO. GP-2-2007 FILED BY WEST VALLEY CITY, REQUESTING A GENERAL PLAN AMENDMENT TO THE WEST VALLEY CITY MAJOR STREET PLAN TO EXTEND 5370 WEST BETWEEN THE RITER CANAL AND LAKE PARK BOULEVARD; AND TO ADD 2625 SOUTH BETWEEN 5370 WEST AND 5600 WEST

City Manager, Wayne Pyle, stated a public hearing had been advertised for the Regular Council Meeting scheduled October 2, 2007, at 6:30 P.M., in order for the City Council to hear and consider public comments regarding Application No. GP-2-2007, filed by West Valley City, requesting a General Plan Amendment to the West Valley City Major Street Plan to extend 5370 West between the Riter Canal and Lake Park Boulevard; and to add 2625 South between 5370 West and 5600 West. Mr. Pyle discussed proposed Ordinance No. 07-58 related to the Application to be considered by the City Council subsequent to the public hearing, as follows:

City Manager, Wayne Pyle, presented proposed Ordinance No. 07-58 which would amend the General Plan to reflect the Major Street Plan revisions as follows: 1) Add 2625 South as a 66 foot right-of-way between 5370 West and 5600 West; and 2) Add 5370 West as a 66 foot right-of-way between 2455 South and Lake Park Boulevard.

Mr. Pyle stated the Major Street Plan was the plan that defined the future alignments of streets and right-of-way widths. He also stated both the extension of 5370 West and the addition of 2320 South were proposed as a 66-foot right-of-way. He indicated a 66-foot right-of-way accommodated one lane in each direction with a median turn lane.

The City Manager indicated the purpose of the two proposed changes had been to improve access to the 56 acres of property on the northeast corner of Lake Park Boulevard and 5600 West that Zions Securities planned to develop as commercial. He stated staff understood Property Reserve Inc. (PRI), who owned

MINUTES OF COUNCIL REGULAR MEETING – OCTOBER 2, 2007

-4-

the property before Zions Securities, had given UDOT property for the widening of 5600 West. He indicated, apparently, when PRI gave the land to Utah Department of Transportation (UDOT) they also gave away access rights to 5600 West. He further explained that meant UDOT would not allow a private access between Lake Park Boulevard and 2455 South (a distance of approximately 2,150 feet) without essentially buying back the access rights. However, UDOT had indicated if the access was for a public street, then the access could be approved without buying back the access rights.

Mr. Pyle reported an access between Lake Park Boulevard and 2455 South was warranted to serve a 56-acre commercial development. Hence, the addition of 2625 South had been proposed. He indicated the extension of 5370 West was intended to connect with 2625 South so the street would not become a dead end and to allow service vehicles a way to access the commercial development without using Lake Park Boulevard.

Mayor Nordfelt opened the public hearing. There being no one to speak either in favor or in opposition, Mayor Nordfelt closed the public hearing.

ACTION: ORDINANCE NO. 07-58, AMENDING THE GENERAL PLAN TO REFLECT THE MAJOR STREET PLAN REVISIONS LISTED BELOW:

- **ADD 2625 SOUTH AS A 66 FOOT RIGHT-OF-WAY BETWEEN 5370 WEST AND 5600 WEST**
- **ADD 5370 WEST AS A 66 FOOT RIGHT-OF-WAY BETWEEN 2455 SOUTH AND LAKE PARK BOULEVARD**

After discussion, Councilmember Coleman moved to approve Ordinance No. 07-58, An Ordinance Amending the General Plan to Reflect the Major Street Plan Revisions Listed Below: Add 2625 South as a 66-foot right-of-way between 5370 West and 5600 West; and Add 5370 West as a 66-foot right-of-way between 2455 South and Lake Park Boulevard. Councilmember Vincent seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Mr. Brooks	Yes
Mr. Coleman	Yes
Ms. Burt	Yes
Ms. Peterson	Yes
Mr. Winder	Yes
Mayor Nordfelt	Yes

MINUTES OF COUNCIL REGULAR MEETING – OCTOBER 2, 2007

-5-

Unanimous.

13456

RESOLUTION NO. 07-213, APPROVE DEVELOPMENT AGREEMENT WITH IVORY DEVELOPMENT, LLC FOR APPROXIMATELY 37 ACRES OF REAL PROPERTY BEING DEVELOPED IN THE VICINITY OF 5350 WEST 3100 SOUTH

City Manager, Wayne Pyle, presented proposed Resolution No. 07-213 which would approve a Development Agreement with Ivory Development, LLC, for approximately 37 acres of real property being developed in the vicinity of 5350 West 3100 South.

Mr. Pyle stated the proposal had been initiated to address the first area of single-family development in Highbury Commons. He also stated although the property was zoned 'R-1-8,' a development agreement would be required as the developer proposed a planned community.

The City Manager reported the proposed development agreement addressed the first phase which would consist of 158 lots on 37 acres. He indicated this equated to an overall density of 4.28 units per acre. He stated the subdivision had been proposed as a planned community having traditional neighborhood characteristics and dedicated rights-of-way. Mr. Pyle discussed the following table representing the lot sizes to be used in the proposed development:

Lot Size	Number of Lots
5,900 – 6,500 square feet	40
6,501 – 7,500 square feet	63
7,501 – 8,500 square feet	29
8,501 – 12,292 square feet	26

City Manager, Wayne Pyle, advised that seven lots were less than 6,000 square feet and the average for this phase of the subdivision would be 7,558 square feet.

Mr. Pyle reported housing for the subdivision would be based on Ivory's 2007 catalogue and select housing plans from their Advantage catalogue. He indicated other housing issues such as dwelling size and building materials had been addressed in the design guidelines.

The City Manager stated Zion's Securities had proposed to identify the Highbury community with various gateway icons, neighborhood entry features and trail

MINUTES OF COUNCIL REGULAR MEETING – OCTOBER 2, 2007

-6-

markers. He also stated illustrations of each type would be included as an exhibit to the design guidelines.

City Manager, Wayne Pyle, further reported in consideration of the application and its relation to the planned community concept, Zion's Securities had provided a matrix of open space calculations for the Highbury portion of Lake Park. He stated the total open space which included trails, waterways and green space was 29.55 acres. He indicated if all residential land to be developed as proposed by Zion's Securities in Highbury Commons was considered, the total open space would be approximately 27%. He indicated this calculation did not include the potential development north of Lake Park Boulevard, nor did it account for the open spaces planned for each of the multi-family developments or pocket parks planned by Ivory Homes. He summarized the open space planned in Highbury exceeded what would be required in a typical planned community.

Chris Gamvroulas, Ivory Development representative, addressed the City Council and answered questions regarding the proposal and specifically the number of home plans that were 1,300 square feet.

After discussion, Councilmember Vincent moved to approve Resolution No. 07-213 with changes as requested by the developer: specifically item nos. 1 and 2 – 1,300 square feet; and add item no. 11 – homes to have basements and ramblers are encouraged. Councilmember Winder seconded the motion.

After further discussion, Councilmember Burt requested Councilmember Vincent consider amending his motion to add item no. 12 – no front yard fencing.

Upon further discussion, Councilmember Vincent accepted the amendment to his original motion and moved to approve Resolution No. 07-213, A Resolution Authorizing the City to Enter Into a Development Agreement with Ivory Development, LLC for Approximately 37 Acres of Real Property Being Developed in the Vicinity of 5350 West 3100 South; with changes as requested by the developer specifically item nos. 1 and 2 – 1,300 square feet; and add item no. 11 – homes to have basements and ramblers are encouraged; and add item no. 12 – no front yard fencing. Councilmember Winder seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Mr. Brooks	Yes
Mr. Coleman	Yes

MINUTES OF COUNCIL REGULAR MEETING – OCTOBER 2, 2007

-7-

Ms. Burt	Yes
Ms. Peterson	Yes
Mr. Winder	Yes
Mayor Nordfelt	Yes

Unanimous.

Councilmember Brooks expressed opposition to not allowing decorative fencing in front yards. Mayor Nordfelt indicated in some circumstances a short fence might be appropriate and there were other instances where landscaping would take the place of a fence. Councilmember Peterson stated front yard fences would not be appropriate in the subject development.

Mayor Nordfelt stated he had met with the chair and vice chair of the Kearns Township and they had been complimentary of the Ivory residential development near West Ridge Golf Course.

13457

RESOLUTION NO. 07-214, DECLARING THE INTENTION OF WEST VALLEY CITY, UTAH, TO ISSUE INDUSTRIAL REVENUE BONDS TO BE USED TO PURCHASE MANUFACTURING EQUIPMENT FOR HOLBROOK PROPERTIES IPB, LLC OR ANY RELATED COMPANY (THE “PROJECT”); AUTHORIZING THE ISSUANCE AND SALE OF SUCH BONDS IN THE PRINCIPAL AMOUNT OF NOT TO EXCEED \$2,700,000; ESTABLISHING CONDITIONS WHICH MUST BE MET AT OR PRIOR TO THE ISSUANCE OF THE REVENUE BONDS; PROVIDING FOR THE REIMBURSEMENT FROM THE PROCEEDS OF SUCH BONDS OF EXPENDITURES FOR THE PROJECT; PROVIDING FOR A PUBLIC HEARING AND FOR PUBLICATION OF A NOTICE OF THE PUBLIC HEARING; AND RELATED MATTERS

City Manager, Wayne Pyle, presented proposed Resolution No. 07-214, declaring the intention of West Valley City, Utah, to issue Industrial Revenue Bonds to be used to purchase manufacturing equipment for Holbrook Properties IPB, LLC or any related company (the “Project”); authorizing the issuance and sale of such bonds in the principal amount of not to exceed \$2,700,000; establishing conditions which must be met at or prior to the issuance of the revenue bonds; providing for the reimbursement from the proceeds of such bonds of expenditures for the project; providing for a public hearing and for publication of a notice of the public hearing; and related matters.

Mr. Pyle stated International Paper Box (IPB) was moving to West Valley City and intended to purchase equipment for their new location. He also stated as an

MINUTES OF COUNCIL REGULAR MEETING – OCTOBER 2, 2007

-8-

accommodation for IPB, West Valley City intended to sell Industrial Revenue Bonds in an amount not to exceed \$2,700,000. He indicated the proposed resolution established conditions which must be met at or prior to the issuance of the revenue bonds, provided for the reimbursement from the proceeds of such bonds of expenditures for the project, provided for a public hearing and for publication of a notice of the public hearing, and related matters.

The City Manager reported West Valley City had adopted ordinances and procedures to accommodate the issuance of industrial revenue bonds. He stated the subject ordinance provided for the payment of all costs anticipated with the issuance of those bonds. He stated Holbrook Properties IPB, LLC had indicated they desired to move their business to West Valley City and to meet the requirements pursuant to issuance of City industrial revenue bonds. Mr. Pyle advised the issuance of the bonds did not create a liability to the City nor would the bonds be considered debt of the City.

After discussion, Councilmember Winder moved to approve Resolution No. 07-214, A Resolution Declaring the Intention of West Valley City, Utah, to Issue Industrial Revenue Bonds to be Used to Purchase Manufacturing Equipment for Holbrook Properties IPB, LLC or any Related Company (the “Project”); Authorizing the Issuance and Sale of Such Bonds in the Principal Amount of Not to Exceed \$2,700,000; Establishing Conditions Which Must be Met at or Prior to the Issuance of the Revenue Bonds; Providing for the Reimbursement from the Proceeds of Such Bonds of Expenditures for the Project; Providing for a Public Hearing and for Publication of a Notice of the Public Hearing; and Related Matters. Councilmember Coleman seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Mr. Brooks	Yes
Mr. Coleman	Yes
Ms. Burt	Yes
Ms. Peterson	Yes
Mr. Winder	Yes
Mayor Nordfelt	Yes

Unanimous.

MINUTES OF COUNCIL REGULAR MEETING – OCTOBER 2, 2007

-9-

13458

APPEAL OF PLANNING COMMISSION DECISION THAT A LOT SPLIT APPLICATION IS NOT ACCEPTABLE DUE TO ROAD DEDICATION REQUIREMENTS, FILED BY MATT BUNKALL, REGARDING PROPERTY LOCATED AT 3897 WEST 3800 SOUTH

City Manager, Wayne Pyle, presented an appeal of the Planning Commission's decision that a lot split application was not acceptable due to road dedication requirements, filed by Matt Bunkall, regarding property located at 3897 West 3800 South.

Mr. Pyle stated Matt Bunkall, representing Larry Bunkall, had appealed a decision of the West Valley City Planning Commission regarding whether an existing stub street on the east side of Mr. Bunkall's property should extend to the west boundary of his property, end in a cul-de-sac, or be allowed to remain as a dead end street.

The City Manager discussed background regarding the issue and stated Larry Bunkall had approached staff about the possibility of dividing the back portion of his property to create a new building lot. He indicated staff invited Mr. Bunkall to attend a development review meeting where his concept could be reviewed. He indicated the development review meeting was an informal discussion where individuals could meet with other City departments and outside agencies to ask questions and receive information applicable to their project.

Mr. Pyle stated that during the subject meeting, Mr. Bunkall had inquired about the possibility of doing a lot split in order to divide the south part of his property to create a new building lot. He indicated Mr. Bunkall stated that access would be gained from the existing public street and explained the plan would call for the public street to end in a private driveway.

The City Manager further stated the City's Subdivision Ordinance contained a lot split provision that allowed owners of property (which could be divided into no more than two legal sized lots) to divide their property with a minimum of time and expense. He stated lot split applications were reviewed at a staff level bypassing the Planning Commission and City Council. He explained that although a lot split application was processed more quickly than a standard subdivision, the approval was based on compliance with laws and ordinances of the City with respect to street improvements, zoning, flood control lot configuration, and etc. He further stated, in this case, the Public Works Department had stated the most appropriate way to address this matter would be

MINUTES OF COUNCIL REGULAR MEETING – OCTOBER 2, 2007

-10-

to install a cul-de-sac or extend the stub street to the west boundary of the Bunkall property.

Mr. Pyle reported that after evaluating Mr. Bunkall's request, staff made a determination the proposal to divide the property by lot split would not be the appropriate method because Eagle Heights Drive would need to end in a cul-de-sac or extend to the west boundary of his property. He stated either of those options would result in right-of-way dedication which would require a minor subdivision application. He indicated staff informed Mr. Bunkall of that decision in a letter dated July 3, 2007, and Mr. Bunkall decided to appeal staff's decision to the Planning Commission and stated his reasons in a letter dated July 9, 2007.

The City Manager further reported that on August 8, 2007, the Planning Commission reviewed Mr. Bunkall's request. He indicated the discussion had been challenging because some Planning Commission members did not feel it necessary for Eagle Heights Drive to extend through the property or end in a cul-de-sac. He indicated the Planning Commission had been unable to come to a consensus on the matter, as only five members were present at that time. Mr. Pyle advised that after a number of motions failed to pass, it had become apparent the matter would be continued. At that point, Mr. Bunkall requested the Planning Commission to deny the application so he could appeal to the City Council.

City Manager, Wayne Pyle, advised the Section 7-19-104 of the City Code read as follows:

- (1) Appeal may be made to the City Council from any decision, determination or requirement of the Planning Commission by filing with the City Recorder a notice thereof in writing within 10 days after such decision, determination or requirement is made. Such notice shall set forth in detail the action and grounds upon which the subdivider, or other interested person, deemed himself or herself aggrieved.

- (2) The City Recorder shall set the appeal for hearing before the City Council to be held within 45 days from the date of receipt of the appeal. Such hearing may, for good cause, be continued by order of the City Council. Written notice of the date set for hearing the appeal shall be mailed to the appellant at least 10 days before the appeal hearing date. After hearing the appeal, the City Council may affirm, modify, or overrules the decision, determination or requirement appealed and enter any such order or orders as are in harmony with the spirit and purpose of

MINUTES OF COUNCIL REGULAR MEETING – OCTOBER 2, 2007

-11-

this Title. The filing of an appeal shall stay all proceedings and actions in furtherance of the matter appealed, pending a decision of the City Council.

The City Manager further discussed the applicant's appeal of the Planning Commission's decision and advised the Council could consider the following alternatives:

1. The City Council finds that the Planning Commission did not error in its determination regarding the lot split decision as the existing stub street will need to extend to the west boundary of the Bunkall property, or end in a cul-de-sac; or
2. The City Council does not find that a problem would exist by allowing the stub street to end in its current configuration. Therefore, it is the recommendation of the City Council that Mr. Bunkall be allowed to proceed with the lot split application as they have requested.

Mayor Nordfelt recognized Matt Bunkall, applicant, and invited him to address the City Council. Mr. Bunkall addressed the City Council and expressed appreciation for the opportunity to appear and make his appeal. He distributed written information to members of the City Council, City Manager and City Recorder, which he then discussed in detail. Mr. Bunkall provided background information regarding the lot split proposal that would allow him to build a home on the southern portion of his father's property. He also discussed a stub road to the east of the property which had been some concern to the Public Works Department.

Mr. Bunkall advised that the Planning Commission had denied the proposal at the request of his father rather than being continued to a future date as there had only been five commissioners present at that meeting.

Mr. Bunkall discussed the requirement of the Public Works Department that a cul-de-sac be constructed. He indicated that in reviewing other locations in the City of approved homes it had been found there were some discrepancies regarding the cul-de-sac requirement. He showed photographs of examples that had been included in the written material previously distributed. He indicated there were two major concerns with the requirement, as follows: 1) economic impact on a single home which would be unreasonable; and 2) the cul-de-sac would not be the best usage of the property and would limit the special characteristics of the ½-acre lot by eliminating almost 8,000 square feet.

MINUTES OF COUNCIL REGULAR MEETING – OCTOBER 2, 2007

-12-

Mr. Bunkall addressed concerns regarding garbage collection and snow removal and stated, if approved, he would be willing to make reasonable accommodations. He stated utilities and fire hydrant were available to the property. He expressed his desire to move back to West Valley City.

Mr. Bunkall requested approval of his application, so he could move forward with plans to build a home on the subject property. He answered questions from members of the City Council.

Public Works Director, Russell Willardson, answered questions from members of the City Council regarding snow removal.

Councilmember Winder advised that Matt Bunkall was his third cousin.

Mayor Nordfelt advised Matt Bunkall and his son were friends. He reported he had gone out and walked the property and also visited the example sites shown in the photographs as submitted by Mr. Bunkall.

After discussion, Councilmember Coleman moved to overturn the decision of the Planning Commission denying a lot split application, and uphold the appeal filed by Matt Bunkall regarding property located at 3897 West 3800 South. The City Council does not find that a problem would exist by allowing the stub street to end in its current configuration. Therefore, it is the recommendation of the City Council that the applicant be allowed to proceed with the lot split application as requested. Councilmember Vincent seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Mr. Brooks	Yes
Mr. Coleman	Yes
Ms. Burt	Yes
Ms. Peterson	Yes
Mr. Winder	Yes
Mayor Nordfelt	Yes

Unanimous.

MINUTES OF COUNCIL REGULAR MEETING – OCTOBER 2, 2007

-13-

13459

CONSENT AGENDA:

A. RESOLUTION NO. 07-215, APPROVE PUBLIC SIDEWALK EASEMENT AGREEMENT AND ACCEPT A GRANT OF TEMPORARY CONSTRUCTION EASEMENT FROM PACIFICORP DBA ROCKY MOUNTAIN POWER FOR PROPERTY LOCATED AT 1292 WEST 3500 SOUTH, 3500 SOUTH ENHANCEMENT PROJECT

City Manager, Wayne Pyle, presented proposed Resolution No. 07-215 which would approve a Public Sidewalk Easement Agreement and accept a Grant of Temporary Construction Easement from PacifiCorp dba Rocky Mountain Power for property located at 1292 West 3500 South regarding the 3500 South Enhancement Project.

Mr. Pyle stated PacifiCorp dba Rocky Mountain Power had signed the Public Sidewalk Easement Agreement and the Grant of Temporary Construction Easement.

The City Manager reported the subject parcel was one of the properties affected and benefited by construction of the project. He also reported the owner had agreed to provide the easements in exchange for the improvements being constructed as part of the project. He indicated improvements on the subject property would include construction of a 10-foot wide sidewalk, a 15-foot wide park strip and landscaping. He stated the easement would automatically expire December 31, 2008. He further reported that although the easements had been donated by Rocky Mountain Power, they required payment of a \$78.00 administrative fee.

B. RESOLUTION NO. 07-216, APPROVE DELAY AGREEMENT WITH RANDY SUDBURY FOR CONSTRUCTION OF OFF-SITE IMPROVEMENTS FOR PROPERTY LOCATED AT 2540 SOUTH CHATHAM STREET

City Manager, Wayne Pyle, presented proposed Resolution No. 07-216 which would approve a Delay Agreement with Randy Sudbury for construction of off-site improvements for property located at 2540 South Chatham Street.

Mr. Pyle stated Mr. Sudbury had requested delay of construction of off-site improvements for a single-family residence which included installation of curb, gutter, and asphalt tie-in to the existing roadway.

MINUTES OF COUNCIL REGULAR MEETING – OCTOBER 2, 2007

-14-

The City Manager reported that at the present time, there were no existing improvements along the subject property and postponing construction of improvements would allow time for additional development to provide similar improvements. He stated the combination of the delayed improvements from this agreement and others collected as development progressed, would provide a more complete and contiguous design of the curb and gutter.

After discussion, Councilmember Brooks moved to approve Resolution Nos. 07-215 and 07-216 as presented on the Consent Agenda. Councilmember Peterson seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Mr. Brooks	Yes
Mr. Coleman	Yes
Ms. Burt	Yes
Ms. Peterson	Yes
Mr. Winder	Yes
Mayor Nordfelt	Yes

Unanimous.

13460

MOTION TO RECESS REGULAR COUNCIL MEETING

After discussion, Councilmember Vincent moved to recess the Regular Meeting at 7:16 P.M. Councilmember Burt seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Mr. Brooks	Yes
Mr. Coleman	Yes
Ms. Burt	Yes
Ms. Peterson	Yes
Mr. Winder	Yes
Mayor Nordfelt	Yes

Unanimous.

MINUTES OF COUNCIL REGULAR MEETING – OCTOBER 2, 2007

-15-

13461 **MOTION TO RECONVENE REGULAR COUNCIL MEETING**

Councilmember Burt moved to reconvene the Regular Council Meeting at 8:45 P.M. Councilmember Vincent seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Mr. Brooks	Yes
Mr. Coleman	Yes
Ms. Burt	Yes
Mr. Winder	Yes
Mayor Nordfelt	Yes

Unanimous.

Councilmember Peterson was absent when the meeting reconvened.

13462 **ORDINANCE NO. 07-59, ADOPT THE AMENDED CITY CENTER REDEVELOPMENT PROJECT AREA PLAN DATED AUGUST 22, 2007 (ORIGINAL PLAN DATED JUNE 30, 2004, AND ADOPTED AUGUST 17, 2004; THE SUBJECT AMENDED PLAN DATED AUGUST 22, 2007, AND ADOPTED OCTOBER 2, 2007)**

City Manager, Wayne Pyle, presented proposed Ordinance No. 07-59 which would adopt the Amended City Center Redevelopment Project Area Plan Dated August 22, 2007 (original Plat dated June 30, 2004, and adopted August 17, 2004; the subject Amended Plan dated August 22, 2007, and adopted October 2, 2007).

Mr. Pyle stated the City Center Redevelopment Plan had been revised to show development phasing of the project area and to include changes to the State redevelopment statute adopted by the Utah Legislature in 2006.

The City Manager reported the City Center Redevelopment Plan had been originally adopted by the Redevelopment Agency Resolution No. 04-18 and City Ordinance No. 04-40. He also reported that during the past three years, no firm plans had developed for the portion of the project area west of City Hall. He stated a phasing plan for the project could effectively promote a more cohesive, well-planned development of that area. He stated the Plan had also been updated to conform to provisions of the current Utah Community Development and Renewal Agencies Act, which had been adopted by the Utah Legislature in 2006.

MINUTES OF COUNCIL REGULAR MEETING – OCTOBER 2, 2007

-16-

After discussion, Councilmember Winder moved to approve Ordinance No. 07-59, An Ordinance of the City Council of West Valley City, State of Utah, Adopting the Amended City Center Redevelopment Project Area Plan Dated August 22, 2007, (Original Plan Dated June 30, 2004, and Adopted August 17, 2004; the Subject Amended Plan Dated August 22, 2007, and Adopted October 2, 2007); with the correction to phase numbers on Exhibit G. Councilmember Coleman seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Mr. Brooks	Yes
Mr. Coleman	Yes
Ms. Burt	Yes
Mr. Winder	Yes
Mayor Nordfelt	Yes

Unanimous.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY CITY COUNCIL, THE REGULAR MEETING OF TUESDAY, OCTOBER 2, 2007, WAS ADJOURNED AT 8:46 P.M., BY MAYOR NORDFELT.

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Regular Meeting of the West Valley City Council held October 2, 2007.

Sheri McKendrick, MMC
City Recorder